

174.0

0008

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

700,200 / 700,200

USE VALUE:

700,200 / 700,200

ASSESSED:

700,200 / 700,200



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		LANCASTER RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1:	DOYLE ROBERT V JR
Owner 2:	DOYLE KATHERYN S
Owner 3:	

Street 1: 50 LANCASTER ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: DOYLE ROBERT V JR -

Owner 2: DOYLE KATHERYN S -

Street 1: 50 LANCASTER ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 4,620 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1921, having primarily Vinyl Exterior and 1770 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4620		Sq. Ft.	Site		0	70.	1.21	6									391,020						391,000	

## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
101		4620.000	309,200		391,000	700,200				
Total Card		0.106	309,200		391,000	700,200	Entered Lot Size			
Total Parcel		0.106	309,200		391,000	700,200	Total Land:			
Source: Market Adj Cost				Total Value per SQ unit /Card:	395.59	/Parcel: 395.5	Land Unit Type:			

## PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	309,500	0	4,620.	391,000	700,500	700,500
2019	101	FV	233,400	0	4,620.	385,400	618,800	618,800
2018	101	FV	219,400	0	4,620.	296,100	515,500	515,500
2017	101	FV	217,600	0	4,620.	279,300	496,900	496,900
2016	101	FV	217,600	0	4,620.	257,000	474,600	474,600
2015	101	FV	212,300	0	4,620.	240,200	452,500	452,500
2014	101	FV	212,300	0	4,620.	221,200	433,500	433,500
2013	101	FV	212,300	0	4,620.	221,200	433,500	433,500

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FERREIRA JAMES	31536-459		6/23/2000		259,900	No	No		
SWEENEY WILLIAM	24704-113		7/15/1994		147,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/20/2016	1285	Redo Kit	54,000	O				
9/15/2003	767	Addition	64,000	C		G5	GR FY05	2 STRY12X25 W/BMT
4/13/1995	182		1,500					WDK 10X19 10X16

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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ACTIVITY INFORMATION

116617	GIS Ref
116617	GIS Ref
116617	GIS Ref
116617	Insp Date
116617	11/16/18

## USER DEFINED

Prior Id # 1:	116617
Prior Id # 2:	
Prior Id # 3:	
Print Date	12/11/20
Print Time	03:30:58
Last Rev Date	11/16/18
Last Rev Time	10:10:15
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

